

Property Data
Wren 100 Acre Site &
Wren Industrial Site
Monroe County, Mississippi

LOCATION & GENERAL DESCRIPTION

The site is located west of the interchange of S.R. 41 and U.S. 278 with U.S. Highway 45. Lane Industries is the sole tenant at this time with approximately 14 acres. The total site including expansion area and a 16 acre archaeological site contains approximately 443 acres. Approximately 285 acres of privately held property is available for Industrial development. The county has optioned 100 acres of that 285.

TRANSPORTATION & SITE ACCESS

Freeway Access: Approximately 24 miles north to U.S. Highway 78 (future I-22) in Tupelo, MS via U.S. Highway 45; Approximately 40 miles south to U.S. Highway 82 in Columbus, MS via U.S. Highway 45.
Highway Access Site is located 0.3 miles west of U.S. 45, a 4-lane restricted access highway.
Railroad Access:..... Rail access is not feasible
Airport 27 miles to Tupelo Regional Airport via Highway 45; 47 miles south to Golden Triangle Regional Airport in Columbus, MS
Navigable Waterway..... Site is located 8 miles west of Amory Port on the Tennessee Tombigbee Waterway

FRONTAGE & VISIBILITY

Road Frontage:..... 5500 feet of frontage along State Route 41; 2800 feet of frontage along old Highway 41 south of site.
Site Visibility..... Good visibility from Highway 41 and from U.S. Hwy. 45.

UTILITIES

Water Supply: Existing by Wren Water District
Sanitary Sewer: New service would require extension by Monroe County.
Natural Gas: Not existing at this time
Electricity: Okalona Electric Service Provider
Consult local utility service providers for detailed information regarding specific utility locations, availability for connection or extension, and capacities for service.

TOPOGRAPHY

USGS maps:..... 7.5' Quad: Egypt (33088h6)
Elevation Range 270' to 320'
Predominant Terrain:..... gently rolling to flat.
Floodplain Predominantly Zone X (outside 100 yr. floodplain) with the exception of a small area of Zone A (within 100 yr. floodplain) in the southwest corner of the site according to FEMA FIRM 28095C0100 D, effective 3/16/88.
Wetlands..... Other than open water (ponds) and a small conveyance, NWI maps indicate little potential for wetlands characteristics on site.

GEOTECHNICAL DATA

Predominant Soils: USDA NRCS maps indicate the following predominant soils:
Hc (HOULKA – Silty Clay) “Hydric”
Lp (LEEPER – Silty Clay) “Hydric”
VaB & VaC (VAIDEN – Silt Loam)
VdB2 & VdD3 (VAIDEN – Silty Clay Loam)